

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF
TIMBER TRAILS HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned authorized agent of Timber Trails Homeowners Association, Inc., the property owner's association for Timber Trails, a residential subdivision in The City of Tomball, Harris County, Texas, (the "Subdivision") submits this Management Certificate of Timber Trails Homeowners Association, Inc.

1. The name of the Subdivision is Timber Trails.
2. The name of the association for the Subdivision is Timber Trails Homeowners Association, Inc. ("Association").
3. The plat for the Subdivision are recorded in the Official Public Records of Harris County, Texas, as follows:

The Final Plat of Timber Trails, a subdivision in the City of Tomball, Harris County, Texas, according to the map or plat thereof recorded at Harris County Clerk's Instrument No. 2019-543603, Page 690, Vol. 205.

4. That certain Declaration of Covenants, Conditions and Restrictions of Timber Trails, the declaration for the Subdivision has been recorded in the Official Public Records of Harris County, Texas, under County Clerk's Instrument No. RP-2020-225647 and thereafter amended by that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Timber Trails Subdivision recorded under Harris County Clerks File No. RP-2020-639193, herein after collectively referred to as "Declaration".

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00 . Resale documents are as follows: \$375.00 - Resale Certificate; \$75.00 - Statement of Account. A rush order for the forgoing may be subject to an additional fee.

6. True and correct copies of the Certificate of Formation and Bylaws have been recorded in the Official Public Records of Harris County, Texas under Instrument No. RP-2020-336155.

7. True and correct copies of the current Records Production and Copying Policy and Document Retention Policy are attached to that certain management certificate recorded at Harris County Clerk's File No. RP-2020-336155. That certain Guidelines for Alternative Payment Plans attached to same is hereby revoked. A True and correct copy of the Fines Schedule is recorded at Harris County Clerk's File No. Rp-202159265.

8. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto.

Signed this 28 day of February, 2022

TIMBER TRAILS HOMEOWNERS ASSOCIATION
INC.

By: [Signature]
Name: Stephen Grove
Title: Director

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28 day of February, 2022
by Stephen Grove, Director of Timber Trails Homeowners
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation



[Signature]
Notary Public in and for the State of Texas